

SEA BOARD MEETING MINUTES

4/11/2017

Prepared by Steve Collins, Secretary

Location: 8613 Caswell Court, home of John & Debbie Ehret

Time: 7PM

Attendees: Jim Brennan, John Ehret, Peter Anderson, Paul MacDougal & Steve Collins

Guests: Marc T. Hortsman (engineer from WK Dickson)

Don Mullins, homeowner

Meeting was called to order by Jim Brennan at 7:02 pm

1/24/2017 Minutes

The minutes from this meeting were unanimously approved

Treasurer's Report

The association is in sound financial condition. Approx. 75 homeowners have paid their annual dues. Another notice will be sent out by Paul.

DAM Presentation

Marc Hortsman from WK Dickson gave a presentation about potential liability to the homeowners/Association if the Dam were to fail (breach) resulting in downstream damage. His report included new NC State requirements including an "Emergency Action Plan". This new requirement is primarily in response to coal ash dam collapses in the state. The highlights of the presentation were:

- Our large dam by the lake on ONeal is considered an "intermediate risk" by the State

- Part of the emergency plan should include downstream mapping with guidelines for alerting those homeowners of breach or possible breach
- There could be significant financial impact to the SE homeowners or Association, if the dam were to fail.
- WK Dickson could preform the dam assessment and develop the Emergency Action Plan for \$6400

There was significant discussion that followed regarding the actual ownership of the property in question. Some thought the state owned the road. But not the dam.

Action – Board members are to conduct tax reviews and determine the actual owner.

Fence Repair

The fence on ONeal Road has been repaired. The last ice storm resulted in some minor repairs that needed to be completed. Jim Brennan and his crew made the repairs and painted the fence. Jim elected not to charge the Association in order to avoid any conflict-of-interest. The Board thanks Jim and his donation of time, materials and labor!

Election Results:

The election of new officers was held by proxy and in person at Tabernacle Baptist Church on April 4th, 2017. When a quorum was met, the votes were tallied. 33 Homeowners voted. Candice Blevins and Steve Collins were unanimously selected to be the new Vice-president and Secretary, respectively.

Road Condition: ONeal and Westlake:

There are some dangerous spots in this area and the Board is not sure of the response time by the State. The Board views this as a dangerous situation. Consequently, the Board approved up to \$75 the purchase of #57 stone which will be picked up and distributed by Jim Brennan.

Thanks again Jim!

8619/8615 Issues:

This issue was presented to the board by Jerry Goldberg. The situation is that Jerry proposed that the Board hire an attorney to evaluate the potential of violations with these 2 lots.

Action: the Board voted to table this agenda item indefinitely

NEW BUSINESS

Rental Interpretation :

The issue of legal rentals in the neighborhood was brought up by a potential buyer (this buyer is no longer going to purchase). In any case, the Board discussed the rental policy in the covenants which says no rentals are allowed. However, we have several rentals in the neighborhood. Rentals must be for 'residential purposes. Thus short term-rentals are definitely not allowed.

Action: Steve Collins, being a licensed Real Estate Rental Agent, will do further legal research and report back to the board.

Fishing Rodeo:

The Board has agreed to sponsor a "fishing Rodeo" in the fall. This will be held in conjunction with the annual "Springdale Day".

Action: The \$400 “Springdale Day” line item in the budget will be used for both functions which will be combined. More information to be provided to homeowners!

General Proxy:

There was a discussion about general proxy ballots vs. Special Proxy ballots. Should they be combined?

Action: Peter and Paul will come to next meeting with a new sample proxy ballot

Tear Down on ONeal:

Recently a house was purchased at the corner of ONeal and Wood Lawn Drive. The purchaser intends to tear down the existing house and build a new one. There is an issue relative to the setback and the owners have requested a variance which the Board is reluctant to grant. Jim Brennan has done an assessment of the property and flood-planes and determined that a slight rotation of the footprint will resolve the issue.

Action: Our Architectural Committee will meet with the owners and try to resolve the situation in everyone’s best interest.

By-Laws Update

Andy F., who will be overseeing the re-write, will be out due to surgery and will not be able to complete the update before next quarter.

Don Mullins raised the objection that the re-writing of the by-laws should have been done more than a year ago. He reiterated that this process seems to drag on indefinitely.

The board respects Don’s input, and agrees the process is taking longer than anticipated. However, the Board is working within the capability of its volunteers and will complete the re-write as soon as practical.

Action – This topic is tabled until next meeting

New Build on Two Courts:

Eric Campbell, a local dentist has a lot on Two Courts on which he would like to build a home. He has proactively reached out to Jim Brennan in order to comply with the existing covenants.

Action: The Board is very appreciative of Dr. Campbell and will arrange a meeting with the Architectural Committee.

The meeting was adjourned By Jim Brennan at 8:40 PM